

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

December 4, 2018

BOARD FILE NO. 180111
C.D.: 1 (Councilmember Gilbert Cedillo)

LA City Housing Department
C/O General Manager
1200 West 7th Street, Suite 901
Los Angeles, CA 90017

JOB ADDRESS: 619-633 SOUTH WESTLAKE AVENUE
TRACT: WESTLAKE PARK TRACT

The Board of Building and Safety Commissioners, at its meeting of December 4, 2018, gave consideration to the application by Meta Housing Corporation, C/O Michelle Coulter, to export 6,120 cubic yards of earth from the above-referenced property.

The Board took the following actions:

1. FIND that the project is Categorically Exempt under the California Environmental Quality Act pursuant to the notice of exemption prepared by the Department of City Planning.
2. APPROVE the application subject to all conditions specified in the Department's report dated November 28, 2018.

This action becomes effective and final when ten calendar days has elapsed from the date of the Board's action, unless an appeal is filed with the City Council pursuant to Section 91.7006.7.5 of the Los Angeles Municipal Code.

Van Ambatielos, President
BOARD OF BUILDING AND SAFETY COMMISSIONERS

Action By
the BOARD OF BUILDING AND SAFETY
COMMISSIONERS on
December 4, 2018

NOT VALID WITHOUT STAMP AND SIGNATURE

c: Sr. Grading Inspector P. Misclich
K. Taing

J. Rirs

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

—
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FRANK M. BUSH
GENERAL MANAGER
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OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

November 28, 2018

BOARD FILE NO. 180111
C.D.: 1 (Councilmember G. Cedillo)

Board of Building and Safety Commissioners
Room 1030, 201 North Figueroa Street

APPLICATION TO EXPORT 6,120 CUBIC YARDS OF EARTH

PROJECT LOCATION: 619 - 633 SOUTH WESTLAKE AVENUE

TRACT: WESTLAKE PARK TRACT

BLOCK: NONE

LOT: 143, 144, 145, 146

OWNER:

LA City Housing Department
c/o General Manager
1200 West 7th Street, Suite 901
Los Angeles, CA 90017

APPLICANT:

Meta Housing Corporation
c/o Michelle Coulter
1150 West Olympic Boulevard, Suite 620
Los Angeles, CA 90064

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 6,120 cubic yards of material moved 1.08 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in a fee of \$1,916.78.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$364,000.00 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.

2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
3. The Emergency Operations Division, Specialized Enforcement Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 486-0777.
4. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
5. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling.
6. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
7. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
8. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
9. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
10. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change.
11. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
12. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place.

13. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Commission Office will be required.
14. Hauling shall commence no later than eighteen months after Board action approval.
15. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
16. All hauling vehicles must prominently display a unique placard identifying the project address on the vehicle or in the front windshield, lower back, and lower front of such vehicle. The signage shall include the project address and board file number with a minimum font size of 199 printed in block letters. Any placard shall be no less than 22" x 11" in size.
17. Hauling vehicles shall not stage on any streets adjacent to the project, unless specifically approved as a special condition in this report.
18. Hauling vehicles shall be spaced so as to discourage a convoy affect.
19. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
20. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**
21. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Owner shall do all of the following:

- (i) **Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.**

- (ii) **Reimburse the City for any and all costs incurred in defense of an action related to or arising out of the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.**
- (iii) **Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the owner and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$25,000. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (iii).**
- (iv) **Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the owner from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).**
- (v) **If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.**

The City shall notify the owner within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the owner of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the owner shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the owner of any obligation imposed by this condition. In the event the owner fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

“Action” shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the owner otherwise created by this condition.

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:30 p.m. on Mondays through Fridays and 8:00 am to 3:30 pm on Saturdays. No hauling is permitted Sundays or City holidays. Haul vehicles may not arrive at the site before the designated start time.
2. Hauling of earth shall be completed within the maximum time limit of 47 hauling days.
3. Staging is allowed on site and one truck cans stage on Westlake Avenue in front of the project site. Staging shall not interfere with traffic nor access to neighboring driveways.
4. The approved haul vehicles are bottom-dump trucks and 10-wheeler trucks.
5. Total amount of dirt to be hauled shall not exceed 6,120 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
7. A minimum of two flag attendants, each with two-way radios, will be required during hauling hours to assist with staging and getting trucks in and out of the project area.

Additional flag attendants may be required by the LADBS Inspector, LADOT, or BOSS to mitigate a hazardous situation (e.g. blind curves, uncontrolled intersections, narrow portions of roads or where obstacles are present). Flag attendants and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."

8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary “No Parking” signs posted along streets of the haul route, if necessary.

9. Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post “Temporary Tow Away No Stopping” signs along Westlake Avenue, adjacent to the project site during hauling.

10. The recommended route is as follows:

LOADED TRUCKS:

From the project site, travel northbound on Westlake Avenue, turn left (west) on 6th Street, right (north) on Alvarado Street, enter southbound US-101 Freeway, and continue to the disposal site located outside the city limits.

EMPTY TRUCKS (ALTERNATIVE 1):

Reverse of “LOADED TRUCKS” route.

EMPTY TRUCKS (ALTERNATIVE 2):

From the disposal site, travel northbound on US-101 Freeway, transition southbound on CA-110 Freeway, exit onto the Wilshire Boulevard off ramp, turn left (south) on Beaudry Avenue, right (west) on Wilshire Boulevard, right (north) on Westlake Boulevard, and continue to the project site.

11. Only one hauling truck, associated with this project address, shall be allowed on Westlake Avenue at any time.
12. Prior to hauling, the applicant shall provide the following information to Los Angeles Fire Department Station #11 located at 1819 West 7th Street, Los Angeles, CA 90057; telephone (213) 485-6211:
 - A. Contact information for the construction superintendent or contractor.
 - B. A copy of this approved staff report.
 - C. A map clearly illustrating the approved hauling route and involved street names.
 - D. The approved hauling hours.
 - E. The estimated completion date of hauling.
13. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height.

14. A Registered Deputy Grading Inspector shall notify the LADBS haul route monitoring inspector at least 48 hours prior to the beginning of hauling operations, and shall continuously inspect and accurately log the dates and hours of hauling, the number of daily truck trips, the material in each loaded truck (i.e. soil or demolition material), and the approved haul route.

D. ENVIRONMENTAL CONDITIONS

The Department of City Planning has analyzed this project and determined that it qualifies for a Categorical Exemption pursuant to Class 32 of the CEQA Guidelines (Case No. ENV-2018-4493-CE). If you concur with the Department of City Planning's exemption analysis, you can comply with your obligations under CEQA by determining that the project is exempt for the reasons outlined in the Notice of Exemption prepared by City Planning.

E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS

1. FIND that the project is categorically exempt under CEQA pursuant to the Notice of Exemptions prepared by the Department of City Planning and submitted herewith.

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.

6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

FRANK BUSH

General Manager

Superintendent of Building

A handwritten signature in black ink, appearing to read "Veronica Lopez", followed by a large, stylized scribble or flourish.

Veronica Lopez

Staff Engineer, Commission Office

**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

DATE: September 20, 2018
1 – Central # 108546
Westlake Ave, 619-633 S

TO: Cora Johnson, Board Secretary
Building and Safety Commission Office
201-N. Figueroa St., Room 1080, Stop 115
FAX: 213-482-6573
E-mail: ladbscom@ladbs.lacity.org

FROM: 
Mehrdad Moshksar, Department of Transportation, District Engineer
Central District, 100 S Main St, 9th Floor, MAIL STOP 725

SUBJECT: **IMPORT/EXPORT OF EARTH – 619-633 S Westlake Ave**

The Department of Transportation has reviewed the requested Haul Route. Our recommendations are as follows:

1. RECOMMENDED HAUL ROUTE:

Loaded Trucks: Exit jobsite on Westlake Av (northbound); Left turn onto 6th St (westbound); Right turn onto Alvarado St (northbound); Right turn and merge onto southbound Hollywood Fwy (US-101) to jobsite.

Empty Trucks : Northbound Hollywood Fwy (US-101); Exit towards Alvarado St; Left turn onto Alvarado St (southbound); Left turn onto 6th St (eastbound); Right turn onto Westlake Av towards jobsite.

OR (to avoid Alvarado bridge):
Northbound Hollywood Fwy (US-101); Merge onto southbound Harbor Fwy (CA-110); Exit towards Wilshire Bl; Right turn onto Wilshire Bl (westbound); Right turn onto Westlake Av to jobsite.

2. DAYS AND HOURS OF HAULING OPERATION

Hauling should be from 9AM to 3:30PM weekdays, and 8AM to 6PM on Saturdays.
No hauling should be performed on Sundays.

3. STAGING AREA

Hauling trucks shall be staged on the job site whenever possible. No more than one (1) truck may be staged on Westlake Av in front of jobsite.

NOTE: NO INTERFERENCE TO TRAFFIC, ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

4. ADDITIONAL COMMENTS AND/OR REQUIREMENTS

Contractor shall contact LADOT at (213) 485-2298 at least four business days prior to hauling to post "Temporary Tow Away No Stopping" signs in front of jobsite on Westlake Av for hauling if necessary.

Flagger control should be provided during the hauling operations to assist with ingress and egress of truck traffic on Westlake Av.

If you have any questions, please call Jeffrey Hsu at (213) 928-9728.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

DATE: October 19, 2018

TO: Honorable Board of Building and Safety Commissioners
Attn: Cora Johnson, Acting Board Secretary
201 N. Figueroa Street, Room 1080
Mail Stop #115

FROM: Adel H. Hagekhalil, General Manager and Executive Director, Bureau of Street Services
By: Gary Harris, Chief Street Services Investigator II 
Street Services Investigation and Enforcement Division

SUBJECT: ORDINANCE NOS. 148,167 AND 159,016 – EXPORT OF EARTH MATERIAL (HILLSIDE AREAS) – 619-633 SOUTH WESTLAKE AVENUE

THIS IS NOT A PERMIT

I. FIELD MEETING/INSPECTION

- A. An inspection was made by Senior Street Services Investigator II, Ron Jackson, of the Street Services Investigation and Enforcement Division, on October 2, 2018.
- B. The applicant's request was forwarded to the following Departmental representatives, and their recommendations have been received:
1. Mehrdad Moshksar, District Engineer, Department of Transportation
 2. Madeline Smith, Management Analyst, Bureau of Street Services
- C. The approved haul route is as follows:

Loaded:

- Exit job site on Westlake Avenue (northbound)
- Turn left onto 6th Street (westbound)
- Turn right onto Alvarado Street (northbound)
- Turn right and merge onto southbound Hollywood Freeway (US-101) to job site

Unloaded:

- Head northbound on Hollywood Freeway (US-101)
- Exit towards Alvarado Street
- Turn left onto Alvarado Street (southbound)
- Turn left onto 6th Street (eastbound)
- Turn right onto Westlake Avenue towards job site

Alternate (unloaded route):

- Head northbound on Hollywood Freeway (US-101)
- Merge onto southbound Harbor Freeway (CA-110)
- Exit towards Wilshire Boulevard
- Turn right onto Wilshire Boulevard (westbound)
- Turn right onto Westlake Avenue in front of job site

Staging: Hauling trucks shall be staged on the job site whenever possible. No more than one (1) truck may be staged on Westlake Avenue in front of job site.

Hauling Operations: Hauling operations may be conducted on alternate major or secondary highway routes any day where freeway on-ramps or off-ramps, or other freeway ramps or streets listed on the approved haul route are closed, until the streets or freeway ramps are reopened to through traffic.

NOTE: NO INTERFERENCE TO TRAFFIC; ACCESS TO DRIVEWAYS MUST BE MAINTAINED AT ALL TIMES.

II. REQUIRED PERMIT FEE AND BOND

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

- A. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 1. A total of 6,120 cubic yards of material moved 1.08 miles within the hillside area, at the rate of \$0.29 per cubic yard per mile = \$1,916.78.
- B. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, CA 90015, telephone (213) 847-6000.
- C. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$364,000.00 shall be required from the property owner to cover any road damage and/or street cleaning costs resulting from the hauling activity.
- D. Forms for the bond will be issued by Susan Sugay, Bond Control, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401, telephone (818) 374-5082.

III. SPECIAL CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 7:00 a.m. and 3:30 p.m. on Mondays through Fridays, and 7:00 a.m. and 3:30 p.m. on Saturdays. No hauling is permitted on Sundays and holidays.
2. The vehicles used for hauling shall be bottom-dump and 10-wheeler trucks.
3. All trucks are to be cleaned of loose earth at the export site to prevent spilling. The contractor shall remove any material spilled onto the public street.
4. All trucks are to be watered at the export site to prevent excessive blowing of dirt.
5. The applicant shall comply with the State of California, Department of Transportation policy regarding movement of reducible loads.
6. Total amount of dirt to be hauled shall not exceed 6,120 cubic yards.
7. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.
8. Flagpersons shall be required at the job site to assist the trucks in and out of the project area. Flagpersons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
9. The permittee shall comply with all regulations set forth by the State of California, Department of Motor Vehicles pertaining to the hauling of earth.
10. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
11. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
12. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division at (213) 847-6000 prior to effecting any change.
13. The permittee shall notify the Street Services Investigation and Enforcement Division at (213) 847-6000 at least 72 hours prior to the beginning of hauling operations and shall notify the Division immediately upon completion of hauling operations.

14. The application shall expire eighteen months after the date of the Board of Building and Safety Commission approval. The permit fee shall be paid to the Street Services Investigation and Enforcement Division prior to the commencement of hauling operations.

AH/GH/RJ:cl
S:haul routes 619-633 SOUTH WESTLAKE AVENUE

cc: Bureau of Street Services
Madeline Smith, Management Analyst
Mail Stop #550

Bureau of Engineering
Mati Laan
West Valley District Engineering Office

Department of Transportation
Mohammad Blorfroshan, Transportation Engineer
Western Traffic District

Edmond Yew, District Engineer
Land Development Group
Mail Stop #901

Bureau of Street Services
Ron Jackson, Senior Street Services Investigator II
1149 South Broadway, Suite 350
Los Angeles, CA 90015

Owner: City of LA HCID
1200 West 7th Street, 8th Floor
Los Angeles, CA 90017
(213) 808-8662

Applicant: Meta Housing Corporation
11150 West Olympic Boulevard, Suite 620
Los Angeles, CA 90064
(310) 575-3543

Contractor: Barraza & Sons Heavy Equipments, Inc
1545 South Sydeny Drive
Commerce, CA 90040
(323) 981-9190

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

ENVIRONMENTAL REVIEW QUESTIONNAIRE

JOB ADDRESS: 619, 623, 627, and 633 Westlake Ave Los Angeles, CA 90057

Briefly describe the complete project and include the proposed amount of Import/Export of soil for hauling and the number of residential units, if applicable:

New construction of 100% affordable housing project (exclusive of manager's unit) consisting of 78 residential dwelling units and 42 parking spaces will be provided. 6,120 cubic yards of soil to be exported. No import of soil.

DEPARTMENT OF CITY PLANNING OR PUBLIC WORKS USE ONLY:

The Department of City Planning has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has determined it qualifies for a Categorical Exemption (CE) per the attached Notice of Exemption. (Case No. ENV-2018-4493-CE)

The Notice of Exemption references the following amount of import/export of soil to be hauled: 6,120 cubic yards

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Mitigated Negative Declaration (MND). (Case No. _____)

The circulation end date for the above mentioned MND is: _____

The MND references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following MND pages: _____

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the MND are ATTACHED with the MND referenced above.

The Department of City Planning or Public Works has analyzed this project, which includes the import/export of soil and hauling, and pursuant to State and City Environmental Quality Act (CEQA) Guidelines, has prepared or has had another agency prepare the ATTACHED Environmental Impact Report (EIR). (Case No. _____)

The circulation end date for the above mentioned EIR: _____

The EIR references the following amount of import/export of soil to be hauled: _____ cubic yards

Mitigated measures for hauling are found on the following EIR pages: _____

Check one of the following boxes:

- No Comments were received during the circulation period.
- Yes, Comments were received during the circulation period. These comments and written responses from the agency that prepared the EIR are ATTACHED with the EIR referenced above.

Nuricho

Nuricho

11/8/2018

213-478-1171

Print: Name of Planning/Public Works staff

Signature

Date

Telephone Number

ORIGINAL FILED

SEP 05 2018

LOS ANGELES, COUNTY CLERK

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

| | |
|--|---------------------------------|
| LEAD CITY AGENCY City of Los Angeles Department of City Planning | COUNCIL DISTRICT 1 - Cedillo |
|--|---------------------------------|

| | |
|---------------|-----------------------------------|
| PROJECT TITLE | LOG REFERENCE ENV-2018-4493-CE |
|---------------|-----------------------------------|

PROJECT LOCATION
619, 623, 627, 629, 631 and 633 South Westlake Avenue

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
Construction of a 100% affordable housing development (exclusive of the manager's unit) consisting of 78 residential units that is six-stories and contains 108,895 square feet resulting in a floor area ratio (FAR) of 4:1. The project site is located in the Special BOE Grading Area and seeks a haul route for the export 6,120 cubic yards of soil.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

| | | | |
|-----------------------------------|------------------|------------------------------|------|
| CONTACT PERSON Elizabeth Tooke | AREA CODE 310 | TELEPHONE NUMBER 838-2400 | EXT. |
|-----------------------------------|------------------|------------------------------|------|

EXEMPT STATUS: (Check One)

| | STATE CEQA GUIDELINES | CITY CEQA GUIDELINES |
|---|---------------------------|----------------------------|
| <input type="checkbox"/> MINISTERIAL | Sec. 15268 | Art. II, Sec. 2b |
| <input type="checkbox"/> DECLARED EMERGENCY | Sec. 15269 | Art. II, Sec. 2a (1) |
| <input type="checkbox"/> EMERGENCY PROJECT | Sec. 15269 (b) & (c) | Art. II, Sec. 2a (2) & (3) |
| <input checked="" type="checkbox"/> CATEGORICAL EXEMPTION | Sec. 15300 <i>et seq.</i> | Art. III, Sec. 1 |

Class 32 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)

JUSTIFICATION FOR PROJECT EXEMPTION: In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

| | | |
|------------------------------------|----------------------------------|---------------------------|
| SIGNATURE <i>Monique Acosta</i> | TITLE City Planning Associate | DATE 8/29/2018 |
| FEE: \$7,102.02 | RECEIPT NO. 48481 | REC'D. BY Edber Macedo |
| | | DATE 8/2/2018 |

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record
Rev. 11-1-03 Rev. 1-31-06 Word

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

I hereby certify and attest this to be a true and correct copy of the original record on file in the office of the Department of City Planning of the City of Los Angeles designated as ENV-2018-4493-CF

Monique Acosta *MA*

Department Representative

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

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COMMISSION OFFICE MANAGER
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CITY OF LOS ANGELES
CALIFORNIA



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<http://planning.lacity.org>

JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2018-4493-CE

Project Description

The Project proposes the construction of a 100% affordable housing development (exclusive of the manager's unit) consisting of 78 residential units that is six-stories and contains 108,895 square feet of floor area resulting in a floor area ratio (FAR) of 4:1 in conjunction with an application for a haul route for the export of approximately 6,120 cubic yards of earth. As an affordable housing development developed on an infill site, this Project qualifies for the Class 32 Categorical Exemption.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The five (5) exceptions to this Exemption are: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

The Subject Site is located within a Special BOE Grading Area; however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these particular types of "sensitive" locations and will reduce any potential impacts to less than significant. Specifically the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.
- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-5 (Subsidence Area):** Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.
- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil expansion and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures. The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, all haul routes applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on July 10, 2018. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the location of the Project will not result in a significant impact based on its location.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to Navigate LA, there are no other haul route approvals, and no other haul route applications being processed in conjunction with the affordable housing development, within 500 feet of the subject Site. In addition, the haul route approval will be subject to recommended conditions prepared by LADOT to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Furthermore, DBS staggers the haul route schedules so as to ensure that all of the haul routes do not occur simultaneously. Therefore, in conjunction with citywide RCMs and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to construct a 100% affordable housing development, in an area zoned and designated for such development. All adjacent lots are developed with a mix of residential, commercial, office, institutional and retail uses. The Project Site is generally bound by a Holiday Inn Express that is five-stories to the north; a medical office building that is two-stories to the south; Westlake Avenue and a church that is two-stories to the east; and an alleyway and a mix of residential and commercial land uses to the west including the historic Westlake Theatre (HCM No. LA-546) that range in height from one-story to four-stories. The subject site is of a similar size and slope to nearby properties. The Project proposes a Floor Area Ratio (FAR) of 4:1 on a site that is permitted to have a maximum FAR of 6:1. The Project is utilizing the TOC Guidelines, which states that the Project is allowed an additional increase in FAR of 55 percent for a Tier 4 project for an allowable FAR of 9.3:1. The Project proposes approximately 108,895 square feet of floor area, which results in a FAR of 4:1. As such, the affordable housing development would be allowed on the Project Site and is comparable in size and height to surrounding properties. The affordable housing development is not unusual for the vicinity of the subject site, and is similar in scope to other existing residential and commercial uses in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Project is located approximately 20 miles away from the Topanga Canyon State Scenic Highway. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, the Project Site is not listed for cleanup, permitting, or investigation of any hazardous waste contamination. Therefore, the Project Site is not located on a site that the Department of Toxic Substances Control and the Secretary of the Environmental Protection have identified as being affected by hazardous wastes or cleanup problems, and this exception does not apply.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

A Historic Resource Technical Report was prepared by GPA Consulting, dated March 2018, which concluded there are no historical resources on the Project Site. Additionally, the Project Site is located within the Westlake Recovery Redevelopment Project Area and was included in an intensive survey as part of the Westlake Recovery Community Redevelopment Area prepared by LSA Associates, Inc., dated June 15, 2009. Furthermore, the Project Site is adjacent to the Westlake Theatre a locally designated Historic Cultural Monument (HCM No. LA-546), located at 634 S. Alvarado Street. The Project Site is also within close proximity to four potentially historic structures: the Palms Wilshire Hotel, located at 622-628 S. Alvarado Street; a Medical Clinic,

located at 635 S. Westlake Avenue; the Wilshire/Westlake Professional Building, located at 2001 Wilshire Boulevard; and Irving Apartments, located at 608 S. Westlake Avenue. The Historical Resource Technical Report prepared by GPA Consulting concluded that the Project does not involve the demolition of any historical resources; relocation of any buildings or structures; involve the conversion, rehabilitation or alteration of any historical resources; or involve construction that materially impairs the integrity or significance of important resources on the Project Site or in the vicinity. The Community Redevelopment Agency (CRA) Staff reviewed the Historic Resource Technical Report and the survey prepared by LSA Associates, Inc. and confirmed that the structures at 619 and 623 S. Westlake Avenue were given a California Historical Resource Status Code of "6", which is defined as "Not Eligible for Listing or Designation as specified". Because the structures at 619 and 623 S. Westlake Avenue were determined by CRA Staff to be "Not Eligible for Listing or Designation as specified", these structures were issued demolition permits and the site is now a vacant lot. Therefore, the Project would not result in significant adverse impacts on identified historical resources located on, adjacent to, or in the vicinity of the Project site and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The Site is currently a vacant site. The Site is zoned C1-2 and has a General Plan Land Use Designation of Community Commercial. The Proposed Project is subject to the Zoning Information (ZI) files: Westlake Recovery Redevelopment Project, Transit Priority Area in the City of Los Angeles, and Los Angeles State Enterprise Zone. As a 100% affordable housing development, the Project is in conformance with the applicable Westlake Community Plan designation and policies and all applicable zoning designations and regulations.

(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 0.74 acres. Lots adjacent to the subject site are developed with the following urban uses: residential, commercial, office, institutional and retail uses. The Project Site is generally bounded by a Holiday Inn Express to the north; a medical office building to the south; Westlake Avenue and a church to the east; and an alleyway and a mix of residential and commercial land uses to the west including the historic Westlake Theatre (HCM No. LA-546).

(c) The project has no value as habitat for endangered species, rare, or threatened species.

The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. There are no protected trees on the site; however, there are two existing Palm trees on the site that are proposed to be removed from the subject site, and will be replaced with 20 trees that contain a minimum 24-inch box tree.

- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

As previously mentioned, the Project will be subject to Regulatory Compliance Measures (RCMs). These require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Additionally, a Noise and Vibration Analysis was prepared by Parker Environmental Consultants, dated June 22, 2018, which determined temporary construction related noise impacts would be considered less than significant in accordance with City requirements and standards. The Vibration Analysis determined that with precautionary measures employed during the construction process to ensure building damage does not occur, ground borne vibration impacts would be less than significant. Furthermore, the traffic study prepared by Overland Traffic Consultants Inc., dated May 31, 2018, included the analysis of three intersections. The Los Angeles Department of Transportation has reviewed the traffic study and determined that none of the study intersections would be significantly impacted by project-related traffic. Therefore, the Project will not have any significant impacts to traffic. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. An Air Quality Analysis was prepared by Parker Environmental Consultants, dated June 22, 2018, which quantifies the Project's construction emissions utilizing the California Emissions Estimator Model (CalEEMod Version 2016.3.2) and determined temporary construction related air quality impacts related to criteria pollutants and hazardous substances would be considered less than significant. The Air Quality Analysis also quantified the Project's operational emissions utilizing the California Emissions Estimator Model (CalEEMod Version 2016.3.2) and determined impacts associated with regional operational emissions from the Project would be less than significant.

- (e) The proposed project has been reviewed by City staff, and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the construction of an affordable housing development will be on a site which has been previously developed and is consistent with the General Plan. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.

CITY OF LOS ANGELES
CALIFORNIA

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

FRANK M. BUSH
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

July 10, 2018

LOG # 103972
SOILS/GEOLOGY FILE - 2

Meta Housing Corporation
11150 W. Olympic Boulevard, Ste. 620
Los Angeles, CA 90064

TRACT: Westlake Park Tract (MR 12-15)
LOT(S): 143-146
LOCATION: 619-633 S. Westlake Avenue

| <u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|---|-----------------------------|-----------------------------------|-------------------------|
| Geology/Soils Report | BG 22816 | 05/30/2018 | Byer Geotechnical, Inc. |
| Oversized Doc(s). | " | " | " |

| <u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u> | <u>REPORT</u> <u>No.</u> | <u>DATE OF</u> <u>DOCUMENT</u> | <u>PREPARED BY</u> |
|--|-----------------------------|-----------------------------------|--------------------|
| Dept. Approval Letter | 74221-01 | 08/09/2011 | LADBS |
| Geology/Soils Report | A8730-06-01 | 07/29/2011 | Geocon West, Inc. |
| Dept. Correction Letter | 74221 | 07/05/2011 | LADBS |
| Geology/Soils Report | A8730-06-01 | 05/04/2011 | Geocon West, Inc. |

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed six-story residential building and courtyard area. The lowest level of the building will be a subterranean parking level. Retaining walls ranging up to 17 feet in height are proposed for the subterranean parking level. The subject property consists of four consecutive lots that were previously developed with one and two-story residential and commercial buildings. The existing structures have been demolished, except for the two-story commercial building at the northernmost portion of the property and a partially subterranean parking structure at the east side of the property adjacent to the alley. The property slopes gently to the southwest about 23 feet in height at gradients of about 5:1 (H:V) or flatter. The slope steepens about 1¾:1 to 2:1 (H:V) at the lower ten feet at the southwest corner of the property. Subsurface exploration performed by the consultant consisted of five hollow-stem auger borings to a maximum depth of 36½ feet. The earth materials at the subsurface exploration locations consist of up to 7½ feet of uncertified fill underlain by shale bedrock. Historically highest groundwater level is on the order of 20 feet below the ground surface per the consultants. No bedrock structure was reported by the consultant. Southwest-facing excavations are anticipated to expose unsupported bedding planes based upon exploration by a prior consultant. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing in competent bedrock.

The subject property was previously investigated in 2011 by Geocon West, Inc. (GWI) to address a four-story multifamily residential building over two levels of subterranean parking. Subsurface exploration performed by GWI at that time consisted of seven test pits to a maximum depth of 9 feet, seven hand-auger

borings, and one bucket-auger boring to a maximum depth of 50½ feet. The earth materials at the subsurface exploration locations consist of up to 5½ feet of uncertified fill underlain by siltstone bedrock. Geologic structure observed by GWI consisted of southerly dipping bedding between 20 and 21 degrees. The reports had been reviewed by the Department and conditionally approved in a letter dated 08/09/2011, Log #74221-01. It appears that the development addressed by GWI had not been built.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. In the event that a condominium or townhome development is proposed, secure necessary approval from the Subdivision Section of the Department of City Planning for the proposed subdivision prior to recordation of the map and issuance of any permits.

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2. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
3. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to public way (3307.3.2).

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4. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).
5. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
6. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
7. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
8. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
9. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
10. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

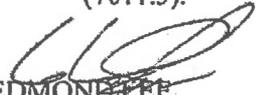
11. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
12. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).
13. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
14. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

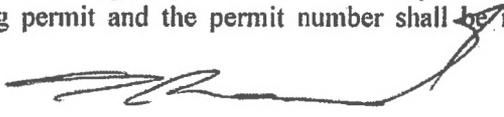
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15. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
16. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
17. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
18. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
19. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
20. Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
21. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be shored.

22. Unsurcharged temporary excavations exposing fill and/or soil shall be trimmed back at a gradient not exceeding 1:1, as recommended.
23. Unsurcharged temporary excavations in favorably-oriented bedrock may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
24. Shoring shall be designed for the lateral earth pressures specified starting on page 19 of the 05/30/2018 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
25. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.
27. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
28. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
29. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).
30. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).
31. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
32. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
33. Slabs on uncertified fill and soil shall be designed as a structural slab.
34. The seismic design shall be based on a Site Class C as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.
35. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 16 of the 05/30/2018 report. Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the two walls shall be designed for the combined height of the two walls. All surcharge loads shall be included into the design.
36. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 17 of the 05/30/2018 report (1610.1). All surcharge loads shall be included into the design.
37. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

38. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).
39. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).
40. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).
41. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
42. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)
43. The structure shall be connected to the public sewer system per P/BC 2017-027.
44. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
45. An on-site storm water infiltration system at the subject site shall not be implemented, as recommended.
46. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
47. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008 & 1705.6).
48. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)
49. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
50. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9.1).

51. Installation of shoring and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
52. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).


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